

Dear Sirs,

Please do not consider SB405 concerning public hearing on subdivisions. Clearly this is a product of special interests in that it would be detrimental to almost all CT citizens.

The remaining open land in CT needs to be used wisely-from a business standpoint as well as an environmental one. There is no threat in most towns in Connecticut of a "B.A.N.A.N.A.S.", or build nothing ever, attitude prevailing. Population growth, at least in the bigger towns, will preclude this. The public vetting of new subdivision projects benefits the state in that CT will be protected from problematic projects that will cost money in land other ways down the road-such as environmental litigation or financing infrastructure to houses no one is interested in paying mortgages on. A developer who will not deal with a public hearing probably has little stake in the community or the state of CT. Surely, with the money that is to be made on these projects-which are inevitable for the time being, the citizens of CT small towns can retain the right to cut a better deal with developers-who receive, directly or indirectly, so much tax subsidies. Analysis of these projects by local folks who know the turf works to the benefit of the state-who cannot afford anymore to be everywhere all the time.

Additionally, with the recession, the residents of towns need to be able to have, more than ever, more of a say on whether the town can afford the fiscally expensive path of more families without raising the already brutal property taxes. The municipal governments cannot be counted on exclusively to do what is best for the community. There is too much money at stake. Some ultra wealthy corporate house builders (like Toll Brothers) have tremendous influence with local (and state) lawmakers. This bill ignores this reality and, in a broader sense, would be an affront to the concept of the democratic New England town and a betrayal of CT cultural history. Surely there is a more responsible way to get the construction sector of the state economy cranking again.

Thanks,
James Root
Danbury